092.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,900 / 713,900
					USE VALUE:	713,900 / 713,900
					ASSESSED:	713,900 / 713,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREEBURG ANDREW D &	
Owner 2:	JONES CAROL C	
Owner 3:		
Street 1:	31 EPPING STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HEALY DAVID A & MARION L -
Owner 2:	-
Street 1:	31 EPPING STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,870 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 2448 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6870.000	275,600		438,300	713,900
Total Card	0.158	275,600		438,300	713,900
Total Parcel	0.158	275,600		438,300	713,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.63 | /Parcel: 291.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59858
GIS Ref	
GIS Ref	
Insp Date	04/28/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,600	0	6,870.	438,300	713,900	713,900	Year End Roll	12/18/2019
2019	101	FV	226,400	0	6,870.	444,500	670,900	670,900	Year End Roll	1/3/2019
2018	101	FV	226,400	0	6,870.	331,800	558,200	558,200	Year End Roll	12/20/2017
2017	101	FV	226,400	0	6,870.	300,500	526,900	526,900	Year End Roll	1/3/2017
2016	101	FV	226,400	0	6,870.	288,000	514,400	514,400	Year End	1/4/2016
2015	101	FV	211,600	0	6,870.	244,200	455,800	455,800	Year End Roll	12/11/2014
2014	101	FV	211,600	0	6,870.	231,700	443,300	443,300	Year End Roll	12/16/2013
2013	101	FV	211,600	0	6,870.	220,400	432,000	432,000		12/13/2012

!7543!

PRINT

Date	Time
12/10/20	22:10:08

LAST REV

Date	Time
12/03/20	11:24:50
danam	
7543	

USER DEFINED

Prior Id # 1:	59858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALY DAVID A &	65993-51		8/28/2015		525,000	No	No		
	14561-148		3/1/1982			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1311	Heat App	10,000	C				
10/1/2015	1460	Redo Kit	24,000					
9/9/2015	1300	Inter-De	1,000		9/9/2015			Light exploratory

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2009	Measured	372	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/26/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6870		Sq. Ft.	Site		0	70.	0.91	5									438,268						438,300	

Total AC/HA:	0.15771	Total SF/SM:	6870	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,268	Spl Credit		Total:	438,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20379746
Const Adj.:	1.00139987
Adj $ / SQ:	126.576
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374497
Depreciation:	98867
Depreciated Total:	275630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2					HB		

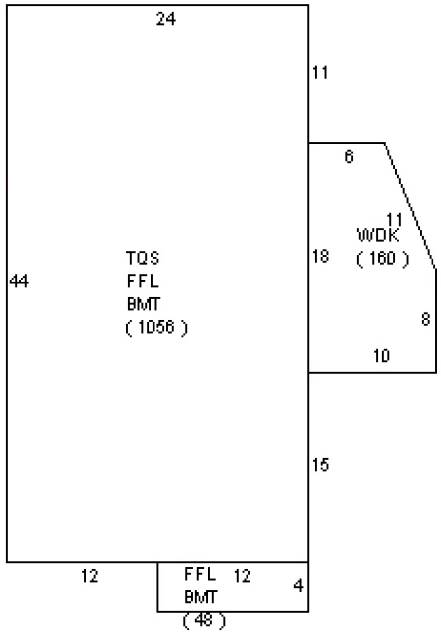
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.58
Special Features:	0	Val/Su Net:	87.22
Final Total:	275600	Val/Su SzAd	145.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	50.310	55,546
FFL	First Floor	1,104	126.580	139,740
TQS	3/4 Story	792	126.580	100,248
WDK	Deck	160	12.270	1,963
	Net Sketched Area:	3,160	Total:	297,497
Size Ad	1896	Gross Are	3424	FinArea 2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	